

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	6 Hassett Road LAKES ENTRANCE 3909 Lot: 3 PS: 436856
The application is for a permit to:	Three lot subdivision
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.174.1

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.

<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 10524 FOLIO 329

Security no : 124114674024A  
Produced 03/05/2024 04:40 PM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 436856F.  
PARENT TITLE Volume 08220 Folio 030  
Created by instrument PS436856F 13/06/2000

**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 PS436856F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 6 HASSETT ROAD LAKES ENTRANCE VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 30/11/2023

DOCUMENT END



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**PLAN OF SUBDIVISION**

STAGE No.           

LTO USE ONLY

PLAN NUMBER

**EDITION 1**

**PS 436856P**

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**LOCATION OF LAND**

PARISH: COLQUHOUN  
 TOWNSHIP: —  
 SECTION: A  
 CROWN ALLOTMENT: 10 (PART)  
 CROWN PORTION: —  
 LTO BASE RECORD:  
 TITLE REFERENCES: VOL 8220 FOL 030

LAST PLAN REFERENCE/S:  
 POSTAL ADDRESS: 58 CAPES ROAD,  
 (At time of subdivision) LAKES ENTRANCE, 3909

AMG Co-ordinates E 586 650 ZONE: 55  
 (of approx centre of land N 5808 700  
 in plan)

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 00/00031/50

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. This plan is certified under Section 11(7) of the Subdivision Act 1988.  
~~Date of original certification under Section 6: / /~~
3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

- (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.
- (ii) The requirement has been satisfied.
- (iii) The requirement is to be satisfied in Stage .....

Council Delegate  
~~Council Seal~~  
 Date 3 / 5 / 2000

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~  
~~Council Seal~~  
~~Date / /~~

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	EAST GIPPSLAND SHIRE COUNCIL

**NOTATIONS**

STAGING This is not a staged subdivision.  
 Planning permit No.

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY: THIS PLAN IS ~~AS~~ NOT BASED ON SURVEY  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
 IN PROCLAIMED SURVEY AREA No.

**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)


Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1	DRAINAGE & SEWERAGE	3	THIS PLAN	LAND IN THIS PLAN
E - 2	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/  
 EXEMPTION STATEMENT

RECEIVED   
 DATE 9 / 6 / 00

**LTO USE ONLY**

PLAN REGISTERED  
 TIME 9:00AM  
 DATE 13 / 6 / 2000  
  
 Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

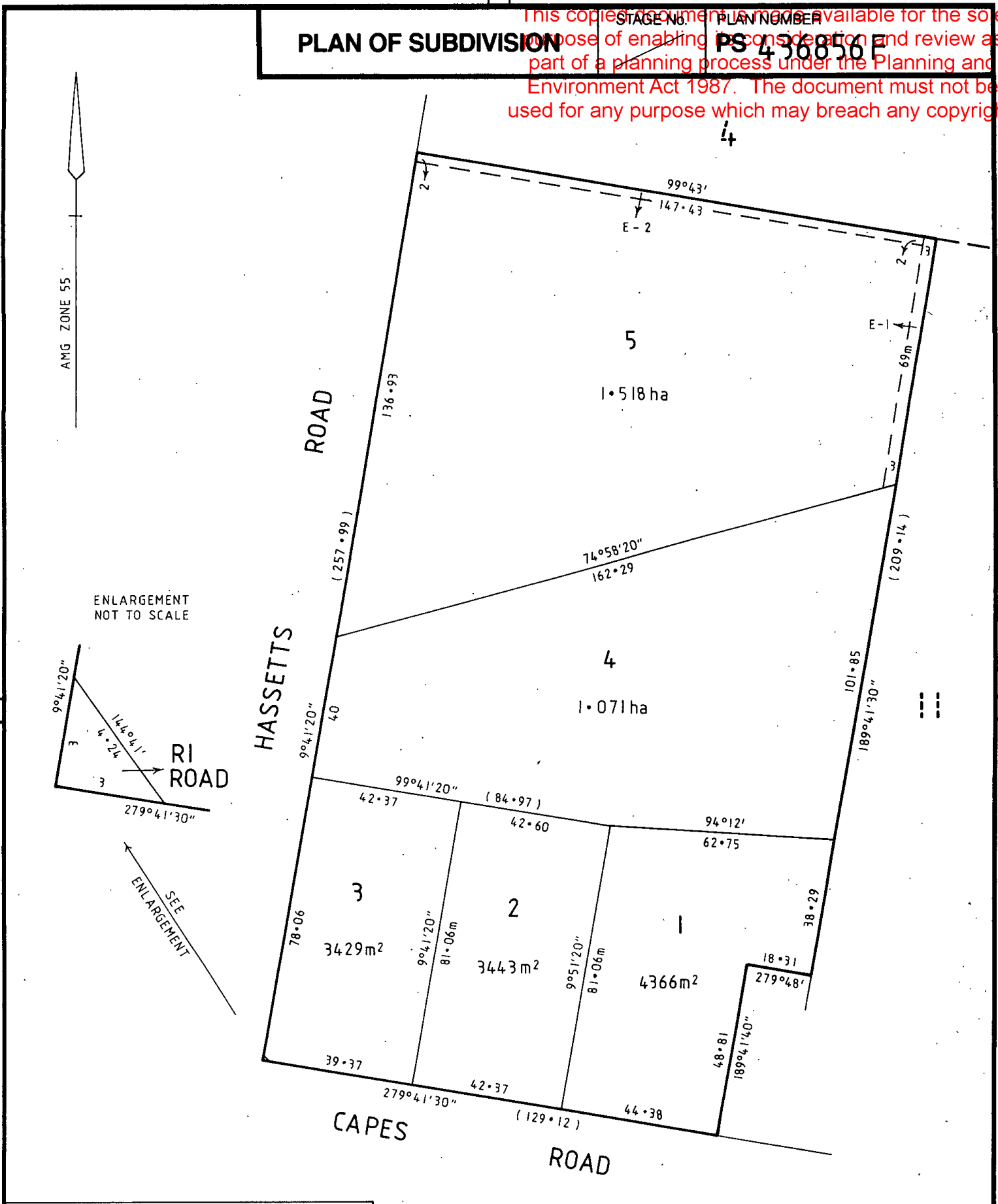
**Crowthier & Sadler** Pty Ltd  
 LICENSED SURVEYORS & TOWN PLANNERS  
 152 MACLEOD STREET, BAIRNSDALE, 3875  
 TELEPHONE (03) 5152 5011

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER  
 SIGNATURE ..... DATE 2 / 5 / 00  
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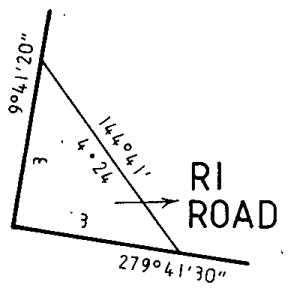
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**PS 436856 F**

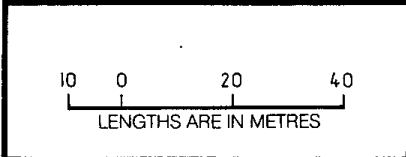


ENLARGEMENT NOT TO SCALE



SEE ENLARGEMENT

**Crowther & Sadler Pty Ltd**  
 LICENSED SURVEYORS & TOWN PLANNERS  
 152 MACLEOD STREET, BAIRNSDALE, 3875  
 TELEPHONE (03) 5152 5011



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APPLICATION FOR PLANNING PERMIT

# THREE LOT SUBDIVISION

6 HASSETT ROAD, LAKES ENTRANCE  
PETER JACKSON  
REF: 24027

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## APPENDIX

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	10/05/2024
2	Final Report	CMC	27/05/2024

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6 CHASSETT ROAD, LAKES ENTRANCE





## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Peter Jackson, the applicant and owner of land for this planning permit application for a three lot subdivision at 6 Hassett Road, Lakes Entrance.

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 a positive planning outcome.

<b>Address</b>	<b>6 Hassett Road, Lakes Entrance</b>
<b>Site Description</b>	Lot 3 on Plan of Subdivision 436856F
<b>Title Particulars</b>	Vol 10524 Fol 329
<b>Site Area</b>	3429m <sup>2</sup>
<b>Proposal</b>	Three Lot Subdivision
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	General Residential Zone – Schedule 1
<b>Overlays</b>	Design and Development Overlay – Schedule 13 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 43.02-3 Design and Development Overlay Subdivision Clause 44.01-5 Erosion Management Overlay Subdivision
<b>Notice</b>	Exempt from notice and review at 44.01-7
<b>Referrals</b>	Clause 66.01 referrals
<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 Design and Development Overlay – Clause 43.02 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 6 Hassett Road, Lakes Entrance. 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.

The site is a rectangular shaped allotment with a total area of approximately 3429m<sup>2</sup> located on the corner of Hassett Road and Capes Road, containing an existing dwelling and outbuilding.

The site is undulating in nature and contains scattered vegetation throughout and landscaped gardens. The site is currently used for residential purposes. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel driveway directly from Hassett Road along the western boundary. Hassett Road is a constructed bitumen sealed road, with rollover kerb and channel traversing in a north to south direction.

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



Figure 1 – Locality Plan – 6 Hassett Road, Lakes Entrance (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 6 Hassett Road, Lakes Entrance (source: mapshare.vic.gov.au)

## Surrounds

The land surrounding the site comprises residential development of various densities and designs.

Adjoining the northern and eastern boundaries is land containing residential development including existing dwellings and associated facilities. Adjoining the southern boundary is Capes Road and further residential development. Adjoining the western boundary is Hassett Road and further residential development.

The site is located to the northwest of the central business district of Lakes Entrance.

Lakes Entrance is a coastal township located on the Princes Highway approximately 40 kilometres southeast of Bairnsdale. Lakes Entrance offers a range of community and commercial services and facilities. A larger suite of services and facilities is available further afield in Bairnsdale.

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



Photograph 1 – Aerial Photograph of the subject site and surrounding land  
– 6 Hassett Road, Lakes Entrance (source: dpi.vic.gov.au)  
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**Photograph 2** – Subject site at 6 Hassett Road, Lakes Entrance.



**Photograph 4** – Proposed access to proposed Lot 1.



**Photograph 6** – Proposed Lot 1 facing south.



**Photograph 3** – Existing driveway access to subject site which will provide access to proposed Lot 3.



**Photograph 5** – Proposed Lot 1 facing north.



**Photograph 7** – Proposed Lot 1 facing southwest.



**Photograph 8** – Proposed access to proposed Lot 2 facing east.



**Photograph 10** – Proposed Lot 3 facing south.



**Photograph 12** – Existing dwelling on subject site facing southeast.



**Photograph 9** – Proposed Lot 3 facing north.



**Photograph 11** – Proposed Lot 3 facing southwest.



**Photograph 13** – Existing shed on subject site facing east.



**Photograph 14** – Proposed Lot 3 facing east.



**Photograph 16** – Proposed Lot 3 facing northwest.



**Photograph 18** – Property directly opposite the subject site at 3 Hassett Road, Lakes Entrance.



**Photograph 15** – Proposed Lot 3 facing southeast showing existing dwelling and shed.



**Photograph 17** – Neighbouring property along the northern boundary at 10 Hassett Road, Lakes Entrance.



**Photograph 19** – Property directly opposite the subject site at 69 Capes Road, Lakes Entrance.



**Photograph 20** – Hassett Road facing north.



**Photograph 22** – Capes Road facing east.



**Photograph 24** – Intersection adjoining Hassett Road and Capes Road.



**Photograph 21** – Hassett Road facing south.



**Photograph 23** – Capes Road facing west.



### 3. THE PROPOSAL

This application seeks approval for the subdivision of land into three lots. A proposed plan of subdivision is provided in figure 3 and in **Appendix B**.

#### Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 701m<sup>2</sup> in area. This lot comprises the southeastern portion of the site and will be vacant land.

#### Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 711m<sup>2</sup>. This lot will comprise the southwestern portion of the site and will be vacant land.

#### Lot 3

The proposed Lot 1 will be irregular in shape and will be approximately 2018m<sup>2</sup> in area. This lot comprises the northern portion of the site and will contain the existing dwelling and associated facilities.

#### 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

Access to the proposed Lots 1 and 2 will be provided via a newly constructed shared crossover with an individual driveway along southern boundary directly from Capes Road. Access to proposed Lot 3 is existing directly from Hassett Road along the western boundary and will remain unchanged.

No vegetation removal is required to facilitate the proposed subdivision.

Earthworks will be required for the provision of services and for the installation of the new shared crossover. A Geotechnical Risk Assessment waiver is contained in **Appendix D**.

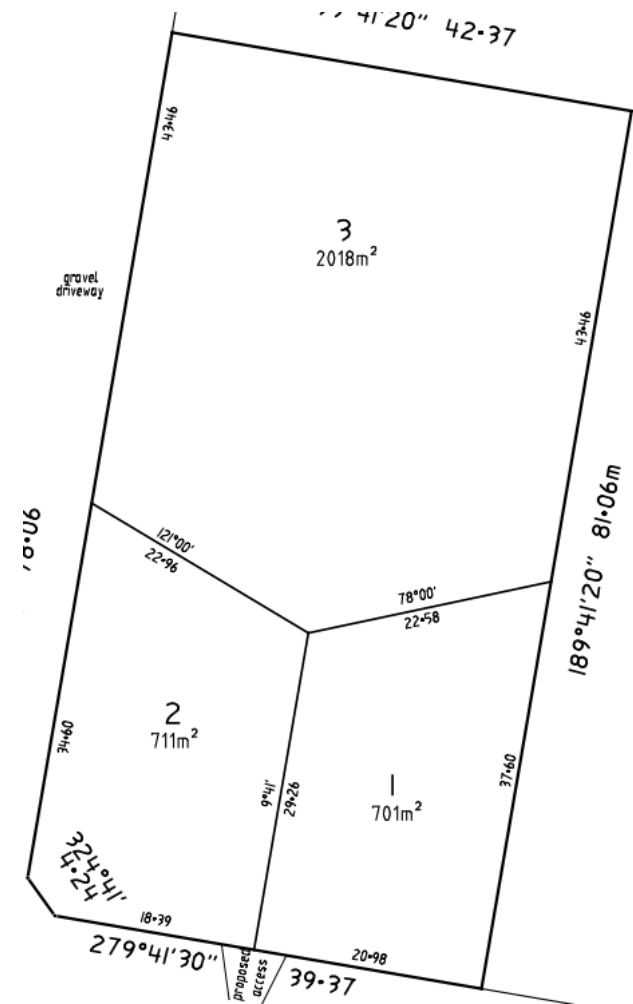


Figure 3 – Proposed Subdivision Plan – One Plan

**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 are addressed in Section 5 of this submission.

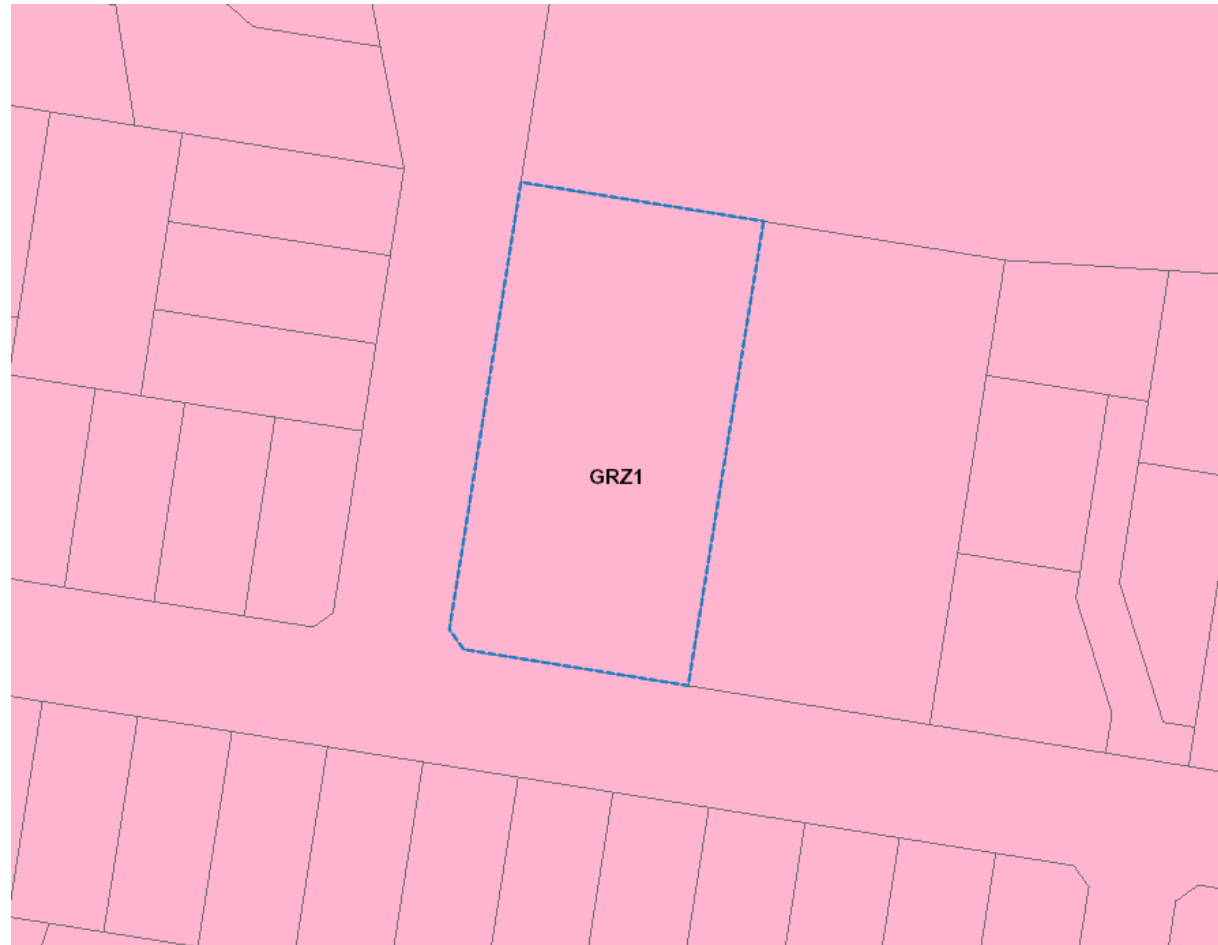


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

## Design and Development Overlay – Schedule 13

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 5**.

Clause 43.02-3 – Provides a permit is required to subdivide land.

The decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 5 of this submission.



Figure 5 – Design and Development Overlay – (source - mapshare.vic.gov.au)

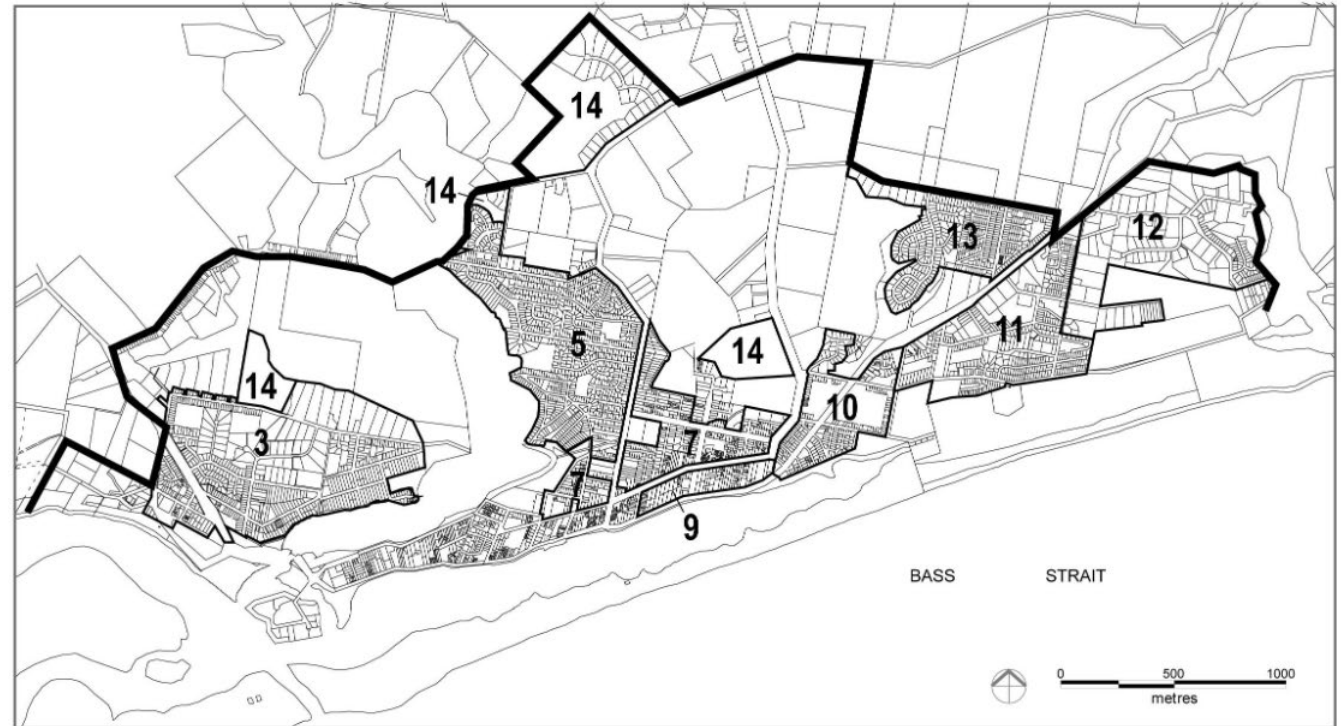
**Design and Development Overlay – Schedule 13 continued:**

The design objectives of the Schedule include:

- To protect and manage the township character of coastal settlements.
- To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.
- To ensure that new development is designed to minimise visual impacts on the natural landscape.
- To ensure that new development is visually and physically integrated with the site and surrounding landscape.
- To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from the public realm, lakes, coastal areas, or other distant viewpoints.
- To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.
- To maintain the generally small mass of buildings in the landscape.

**Northern residential (area 5)**

- To encourage the visual enhancement of private land facing the North Arm with natural landscaping.



- 1 Character Areas
- Settlement Boundary

Figure 6 – Map 1 to Schedule to Clause 42.03 – (source – East Gippsland Planning Scheme)

## 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 7**.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land, as such the 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 mitigation measures the risk can be managed.



Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

## 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 two additional vacant parcels of land 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 and landscaped gardens however no vegetation is required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Lakes Entrance as a growth area town and encourages development on fully serviced residential land. The proposed subdivision will result in

three allotments with one containing the existing dwelling and two vacant lots that can adequately accommodate a residential dwelling in the future. The subject site is currently connected to all available services 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 13.04-25** 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.
- The proposal meets the objectives of **Clause 16** by providing two additional vacant allotments that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-25** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create 3 allotments with one containing the existing dwelling and two vacant lots within an existing residential area in Lakes Entrance.
- 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 three allotments with one containing the existing dwelling and two being vacant land that can be developed in the future with a residential dwelling that can be keeping with the neighbourhood character of the area. Proposed Lot 3 will contain the existing dwelling.
- The proposed subdivision has addressed the relevant standards as 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 the proposed Lot 3 is existing and will remain unchanged along the western boundary directly from Hassett Road. Access to proposed lots 1 and 2 will be provided via a shared crossover with individual driveways along the southern boundary directly from Capes Road.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
- The proposed subdivision will result in two vacant allotments being created that can be

- developed with a dwelling in the future. Any future dwelling to be constructed would be subject to the requirements of the Design and Development Overlay including height controls and as such there is not expected to be any detrimental impact to the amenity of the area or neighbourhood character. The area does contain dwellings of various styles and heights.
- No vegetation removal is required to facilitate the proposed subdivision.
  - The proposed subdivision has been designed to be site responsive respecting the existing dwelling and associated facilities.
  - **Schedule 13** refers to residential development in coastal settlements – Lakes Entrance. The subject site is located in area 5 which seeks to encourage visual enhancement of private land facing the North Arm with natural landscaping.
  - Given the distance of the site to the North Arm in addition to the existing development surrounding, the proposed subdivision is not expected to have a detrimental visual impact, particularly on the North Arm.
  - 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.

- No earthworks are required to facilitate the proposed subdivision beyond provisions of services and the construction of the shared access point between proposed Lots 1 and 2.
- The subject site does contain scattered vegetation and landscaped gardens however no vegetation is required to be removed to facilitate the proposed subdivision.
- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant lots being created are suitable for future residential development and is 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. 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 wavier 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 to the proposed Lots 1 and 2.
- 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 proposed vacant lots can adequately accommodate a residential dwelling 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 Lots 1 and 2 will be connected to all available services. The additional lots are not expected to exceed the capacity of the services in this location. Proposed Lot 3 will contain the existing dwelling.
- 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 Three Lot Subdivision at 6 Hassett Road, Lakes Entrance.

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, Design and Development Overlay and the Erosion Management Overlay.
- The erosion hazards can be appropriately managed.
- The design of the subdivision is site responsive and appropriate with regard to the surrounding lot layout.

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

**Development Solutions Victoria**

### Disclaimer:

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## APPENDIX C

### Clause 56 Assessment

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## 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.

Clause 56.03-5 Neighbourhood Character Objective:	To design subdivisions that respond to neighbourhood character.
<b>Response:</b>	<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 generally with one single point of access to the road network. The lot configuration in the immediate area is diverse with varied road frontages ranging between 15 – 43 metres.</p> <p>The proposed lot layout is responsive to the site and will provide for future residential development on the vacant lots being created 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. Proposed Lot 3 will contain the existing dwelling and associated facilities.</p> <p>All allotments will have suitable driveway access. Proposed lot 3 will contain the existing concrete crossover along the western boundary directly from Hassett Road and proposed Lots 1 and 2 will have access provided along the southern boundary via a shared crossover directly from Capes Road. 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 Capes Road in a forward motion. The proposed lot layout will enable future residential development on the vacant lots being created that will be consistent with the existing lot layout in the area and existing residential development. There is some scattered vegetation and landscaped gardens throughout the site, no vegetation is required to be removed. 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>

<p><b>Clause 56.04-1 Lot diversity and distribution objectives:</b></p>	<p><b>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</b></p> <p><b>To provide higher housing densities within walking distance of activity centres.</b></p> <p><b>To achieve increased housing densities in designated growth areas.</b></p> <p><b>To provide a range of lot sizes to suit a variety of dwelling and household types.</b></p>
<p><b>Response:</b></p>	<p>The proposed subdivision will result in three allotments with two being vacant residential allotments that can be developed with a dwelling in the future.</p> <p>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. The proposed subdivision achieves suitable infill development within an identified growth area where there is a suitable range of services available.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.04-2 Lot area and building envelopes objective:</b></p>	<p><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></p>
<p><b>Response:</b></p>	<p>This application seeks approval for the creation of three allotments, all greater than 300m<sup>2</sup> in area to accommodate future residential dwellings. The proposed lots will be:</p> <ul style="list-style-type: none"> <li>Lot 1 will be 701m<sup>2</sup> in area;</li> <li>Lot 2 will be 711m<sup>2</sup> in area;</li> <li>Lot 3 will be 2018m<sup>2</sup> in area.</li> </ul> <p>Proposed Lot 3 will contain the exiting dwelling. Proposed lots 1 and 2 will be vacant land suitable for future residential development. Each of the proposed allotments can adequately accommodate a 10 x 15m rectangle with significant setbacks indicating suitability for future development.</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 with suitable garden area, private open space and vehicle access, 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>

<p><b>Clause 56.04-3 Solar orientation of lots objective</b></p>	<p><b>To provide good solar orientation of lots and solar access for future dwellings.</b></p>
<p><b>Response:</b></p>	<p>The proposed subdivision creates three 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 on the vacant lots being created will not impact the solar access of surrounding properties.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.04-4 Street orientation objective:</b></p>	<p><b>To provide a lot layout that contributes to community social interaction, personal safety and property security.</b></p>
<p><b>Response:</b></p>	<p>The proposed allotments will all have appropriate street frontages, similar to others in the locality, which is deemed likely to encourage future development that supports visibility and surveillance and will contribute to community social interaction, personal safety and property security.</p> <p>All proposed lots will have individual access and street frontage. 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>
<p><b>Clause 56.04-5 Common area objectives</b></p>	<p><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></p>
<p><b>Response:</b></p>	<p>The proposal does not include any common property.</p> <p><b>This clause is not relevant to the proposal.</b></p>

<p><b>Clause 56.05-1</b>  <b>Integrated urban landscape objectives:</b></p>	<p><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></p>
<p><b>Response:</b></p>	<p>The proposal does not seek to create any new streets, roads or public open space areas and no new footpaths are proposed.</p> <p><b>This clause is not relevant to the proposal.</b></p>
<p><b>Clause 56.06-2</b>  <b>Walking and cycling network objectives:</b></p>	<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>  <b>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</b>  <b>To reduce car use, greenhouse gas emissions and air pollution.</b></p>
<p><b>Response:</b></p>	<p>There are no existing footpaths in this location and no new footpaths or streets are proposed. Each of the proposed vacant allotments being created will have individual access via a shared crossover provided which will connect directly to Capes Road. Capes Road includes suitably wide road reserves with grassed nature strips and adequate room for pedestrian and bicycle use. Proposed Lot 3 will contain the existing access along the western boundary.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.06-5</b>  <b>Walking and cycling network detail objectives:</b></p>	<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>  <b>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</b></p>
<p><b>Response:</b></p>	<p>The proposal does not include any new footpaths. The proposed new shared access crossover 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>

<p><b>Clause 56.06-6</b> Public transport network detail objectives:</p>	<p><b>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</b> <b>To provide public transport stops that are accessible to people with disabilities.</b></p>
<p><b>Response:</b></p>	<p>There is public transport available approximately 250 metres east of subject site being a bus stop, located on the corner of Bronsdon Street and Capes Road. This bus route provides access throughout Lakes Entrance and further afield and departs two hourly.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.06-7</b> Neighbourhood Street network detail objective:</p>	<p><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></p>
<p><b>Response:</b></p>	<p>No new streets are proposed.</p> <p><b>This clause is not relevant to the proposal.</b></p>
<p><b>Clause 56.06-8</b> Lot access objective:</p>	<p><b>To provide for safe vehicles access between roads and lots.</b></p>
<p><b>Response:</b></p>	<p>Proposed lot 3 will contain the existing access point along the western boundary directly from Hassett Road. Proposed lots 1 and 2 will have access provided via shared crossover along the southern boundary directly from Capes Road as indicated on the proposed plan of subdivision. The proposed new access point will provide for safe vehicle access between the road and future dwellings. The proposed new shared access point for Lots 1 and 2 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>
<p><b>Clause 56.07-1</b> Drinking water supply objectives</p>	<p><b>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</b></p>
<p><b>Response:</b></p>	<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>

<p><b>Clause 56.07-2</b>  <b>Reused and recycled water objective</b></p>	<p><b>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</b></p>
<p><b>Response:</b></p>	<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. The application will be referred to East Gippsland Water for consideration.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.07-3</b>  <b>Waste water management objective</b></p>	<p><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></p>
<p><b>Response:</b></p>	<p>All allotments will be connected to the existing reticulated sewerage network. The proposed additional two vacant lots are not expected to exceed the capacity of the network.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.07-4</b>  <b>Stormwater management objectives</b></p>	<p><b>To minimise damage to properties and inconvenience to residents from stormwater.</b>  <b>To ensure that the street operates adequately during major storm events and provides for public safety.</b>  <b>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</b>  <b>To encourage stormwater management that maximises the retention and reuse of stormwater.</b>  <b>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</b></p>
<p><b>Response:</b></p>	<p>The subject site naturally drains to the south to southwest. Stormwater created from any future dwellings will be directed to the legal point of discharge to the satisfaction of the responsible authority. It is not anticipated that there will be any drainage issues as a result of the proposed subdivision or future development as such it is requested that formal drainage plans be a requirement on any planning permit granted.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



<p><b>Clause 56.08-1 Site Management objectives</b></p>	<p><b>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</b>  <b>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</b>  <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.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 56.09-1 Shared Trenching objectives:</b></p>	<p><b>To maximise the opportunities for shared trenching.</b>  <b>To minimise constraints on landscaping within the street reserves.</b></p>
<p><b>Response:</b></p>	<p>Given the proposal is seeking a three lot subdivision resulting in two vacant 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>
<p><b>Clause 56.09-2 Electricity, telecommunications and gas objectives:</b></p>	<p><b>To provide public utilities to each lot in a timely, efficient and cost effective manner.</b>  <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 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>

<p><b>Clause 56.09-3 Fire hydrants objectives:</b></p>	<p><b>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</b></p>
<p><b>Response:</b></p>	<p>The nearest fire hydrant is located directly opposite the subject site along the southern boundary.</p> <p><b>The proposal meets the objectives of this clause.</b></p>
<p><b>Clause 56.09-4 Pubic lighting objective:</b></p>	<p><b>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</b>  <b>To provide pedestrians with a sense of personal safety at night.</b>  <b>To contribute to reducing greenhouse gas emissions and to saving energy.</b></p>
<p><b>Response:</b></p>	<p>There is existing street lighting within Hassett Road immediately adjoining the subject site to the south 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 or considered necessary in this instance.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



13 May 2024

24098

Development Solutions Victoria  
48 Bailey Street,  
Bairnsdale, VIC, 3875

## **GEOTECHNICAL WAIVER – EROSION MANAGEMENT OVERLAY 6 HASSETTS ROAD, LAKES ENTRANCE**

### **Introduction**

Development Solutions Victoria has engaged DBM Geotech to undertake a geotechnical assessment for the proposed subdivision at 6 Hassett Road, Lakes Entrance.

The site is within the East Gippsland Shire Council Erosion Management Overlay. This geotechnical assessment has been conducted to identify any areas prone to erosion or land instability.

### **Site conditions and proposed redevelopment**

The site is a residential allotment located on the corner of Hassetts Road, and Capes Road. The site has an area of about 3500m<sup>2</sup> and is occupied by a single level dwelling over the northern part of the site.

We understand that the proposed development comprises the subdivision of the land into 3 lots. One larger lot of 2018m<sup>2</sup> on the north side of the site and two smaller 700m<sup>2</sup> lots on the south side of the site.

### **Site Geology**

The 1:250,000 Geological survey map on GeoVic indicates that the site is underlain by Haunted Hills Formation.

### **Geotechnical Assessment - Waiver**

An engineer from DBM Geotech visited the site on 7 May 2024 and observed the following:

- The site and surrounds are gently sloping < 6 degrees.
- No evidence of erosion or landslides were observed at the site.
- The land between the site boundary and Capes Road is battered back at between 1V:4H and 1V:2H. No erosion or slope movement was observed in this slope.
- The site has well established grasses and trees across the site.

13 May 2024

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Based on our site assessment we consider that the landslide risk at the site is very low. Therefore, in accordance with Section 4 of the East Gippsland Shire Council Erosion management overlay we consider that a full geotechnical assessment is not necessary for the proposed development. Site Photos are provided in Figure 1 attached.

Although a full geotechnical assessment is not necessary, the soils at the site are likely susceptible to erosion when exposed during site works. Therefore, we recommend that the best practice erosion protections measures are implemented and maintained for any earthworks associated with building development at the site.

### **EROSION PROTECTION MEASURES**

We recommend that vegetation is left in place as long as possible. The removal of vegetation at the site should be kept to a minimum and any vegetation removal shall only be undertaken where it is necessary to construct driveways and building platforms. Furthermore, where stripping is undertaken across earthworks areas, re-vegetation and/or batter protection should be implemented as soon as possible to reduce the effects of erosion.

We recommend that adequate erosion control measures (i.e. silt fences, diversion banks) be implement during construction and be maintained until vegetation has been established across cleared areas. In addition, we recommend good drainage protection be implemented on batter slopes, roadways and behind retaining walls.

### **Limitations**

Your attention is drawn to the document – ‘Limitations’ which is attached to this letter report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

Yours sincerely,

**DBM Geotech Consulting Pty Ltd**



Bill Wang  
BEng (Hons) MEngSc (Res) MIEAust CPEng NER  
EA Membership number: 2099569  
ABN 69 666 900 643

Attachments: Site Photos, Limitations



Photo 1: Looking east along Capes Road



Photo 2: Looking west from southeast site boundary

Not to scale



SITE ADDRESS:	6 Hassetts Rd, Lakes Entrance
CLIENT:	Development Solutions Victoria
JOB NUMBER:	24098

<b>FIGURE 1</b>
<b>SITE PHOTOS</b>



Photo 1: Looking south along Hassett Rd



Photo 2: Looking southwest

Not to scale



SITE ADDRESS:	6 Hassetts Rd, Lakes Entrance
CLIENT:	Development Solutions Victoria
JOB NUMBER:	24098

<b>FIGURE 2</b>
<b>SITE PHOTOS</b>



## LIMITATIONS

This Document has been provided by DBM Geotech Consulting Pty Ltd (DBM Geotech) subject to the following limitations:

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The scope and the period of DBM Geotech's Services are as described in DBM Geotech's proposal and are subject to restrictions and limitations. DBM Geotech did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by DBM Geotech in regards to it.

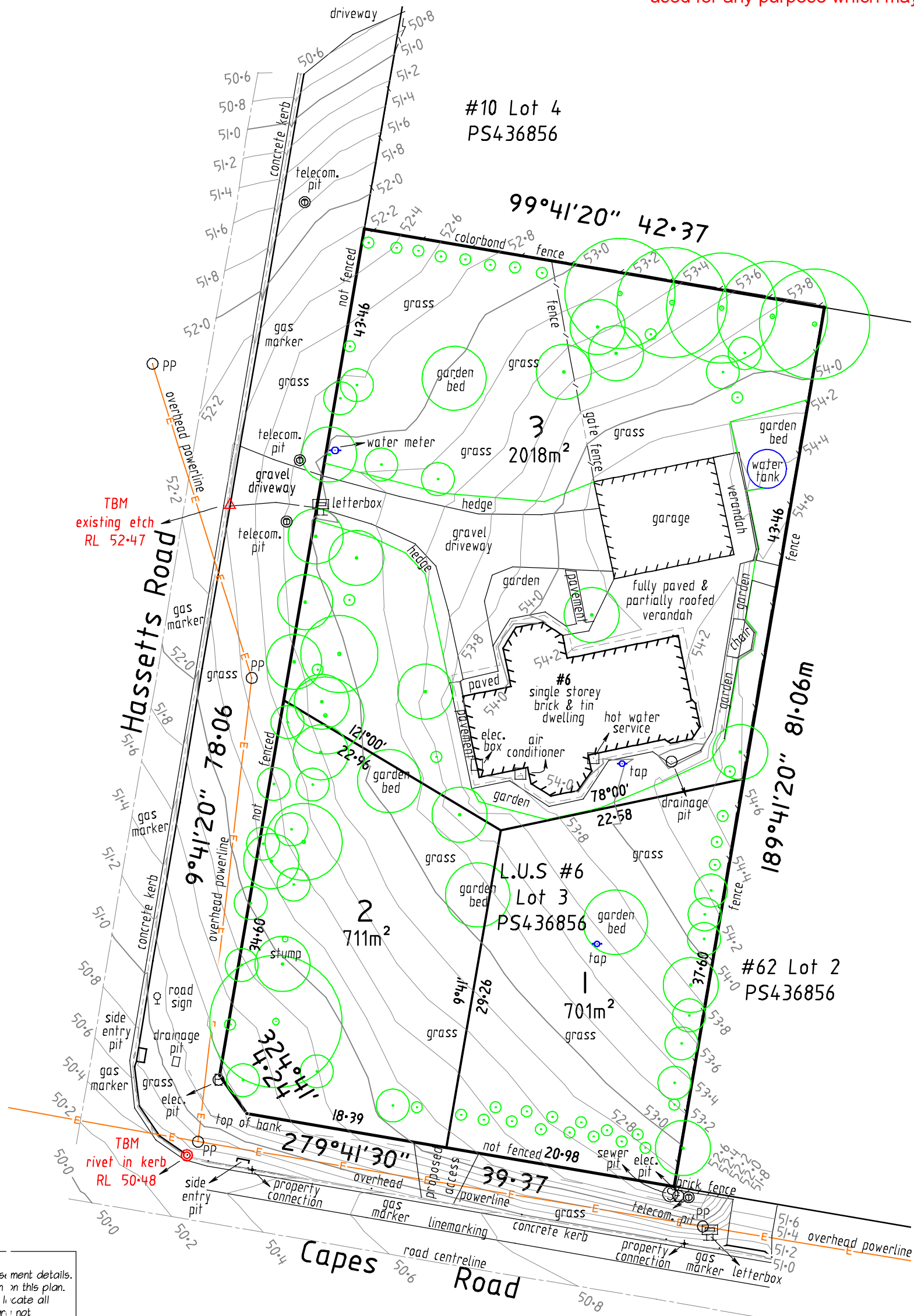
Conditions may exist which were undetectable given the limited nature of the enquiry DBM Geotech was retained to undertake. Variations in conditions may occur between investigation locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.

DBM Geotech accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. DBM Geotech has assumed that such information is correct unless otherwise stated and no responsibility is accepted by DBM Geotech for incomplete or inaccurate data supplied by its Client or any other person for whom DBM Geotech is not responsible. DBM Geotech has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to DBM Geotech.

Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.

MGA2020 ZONE 55



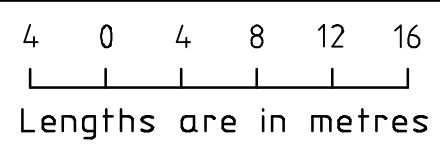
TBM existing etch RL 52.47

TBM rivet in kerb RL 50.48

- 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.

**OnePlan**  
 LAND DEVELOPMENT GROUP  
 SURVEYING CONSULTANTS

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 GIPPSLAND - MELBOURNE



Sheet 1 of 1

Site Context & Proposed Subdivision Plan

**Notations**  
 Date of Survey: 21/03/2024  
 Datum vide PS847899T.  
 Levels are to the Australian Height Datum (AHD)  
 Contour interval: 0.2m  
 Total site area: 3429m²

**DEVELOPMENT SOLUTIONS**  
 VICTORIA  
 8 Hassetts Road, Lakes Entrance, 3906  
 East Gippsland Shire Council

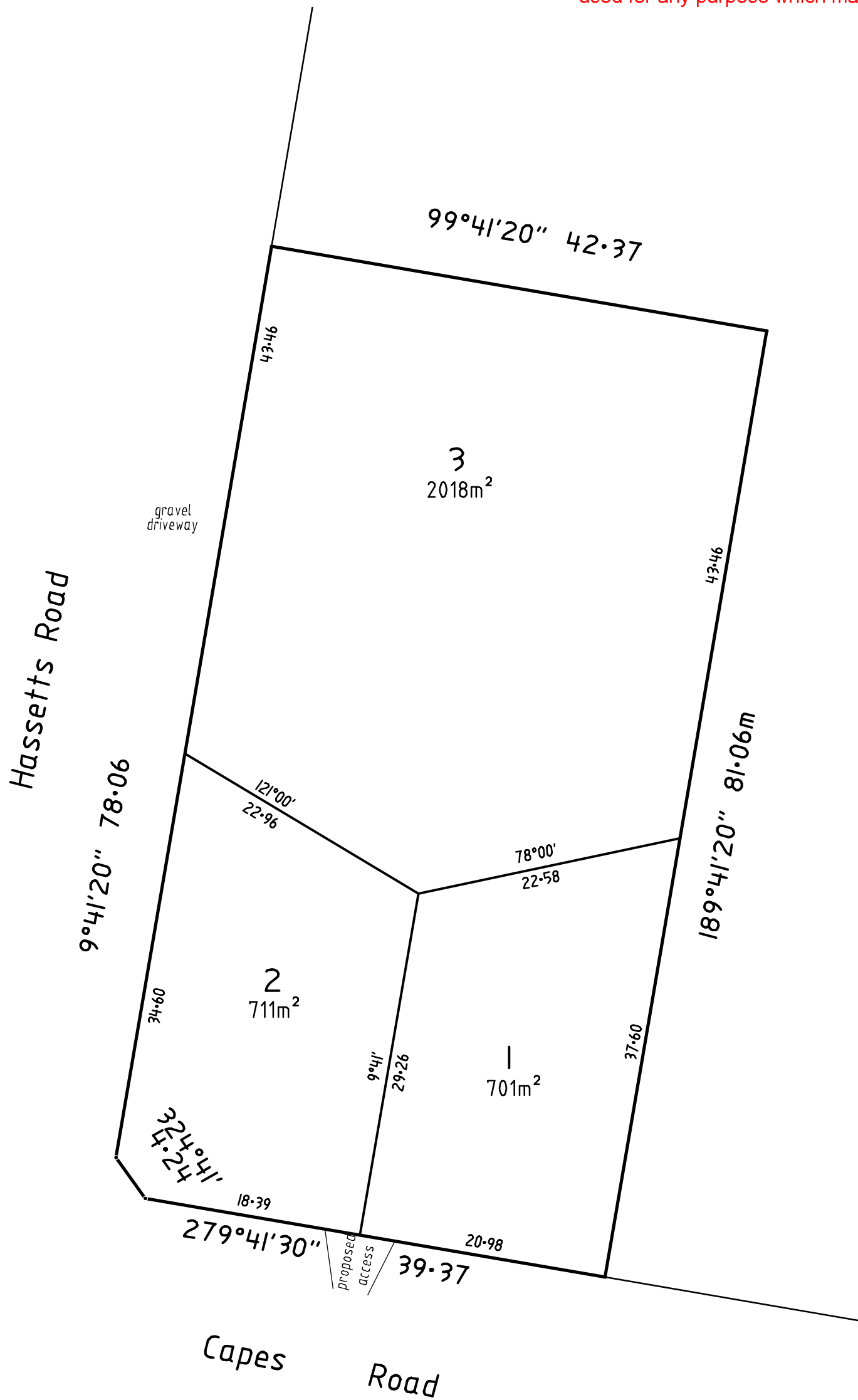
Plan No.	Scale	Drawn
242467SCPR-2	1:400 - A3	08/05/2024

Parish of Colquhoun  
 Section A  
 Crown Allotment:10 (part)  
**Printed 17/06/2024**  
**Page 40 of 41**  
 Paracentroid (MGA2020) : E 586 740, N 5808 810



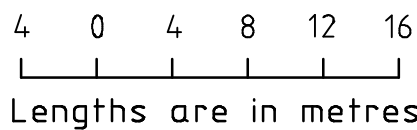
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MGA2020 ZONE 55



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**Proposed Subdivision Plan**

**Notations**  
 Total site area: 3429m<sup>2</sup>



8 Hassetts Road, Lakes Entrance, 3906  
 East Gippsland Shire Council

Plan No. 242467PR-2	Scale 1:400 - A3	Drawn 08/05/2024
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Parish of Colquhoun  
 Section A  
 Crown Allotment:10 (part)

**Printed 17/06/2024**  
**Page 41 of 41**

Paracentroid (MGA2020) : E 586 740, N 5808 810